

## **PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff  
Date: January 15, 2013  
Time: 8:00 pm  
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Paul Chartier, as contract vendee, and Cory Hattem, as owner, 190 Littleworth Lane, Sea Cliff, New York to construct additions to a single family dwelling, which requires variances of the following Village Code sections: (a) 138-406 to maintain a front property line of 59.86 feet, where the minimum required front property line is 75 feet; (b) 138-408 to increase a non-conforming setback from 9.4 feet to 5.6 feet and construct a second story at a setback of 12.1 feet, where the minimum required setback is 20 feet; (c) 138-409 to maintain a lot width of 59.86 feet at the setback, where the minimum required setback is 75 feet; (d) 138-413.1 to permit encroachments into the height/setback ratio plane; (e) 138-414.1 to permit a floor area of 2,652 square feet (32.2%), where a maximum of 2,553 square feet (31%) is permitted; and (f) 138-416 to maintain tow accessory structures 1.9 feet from the property line, where the minimum required setback is 10 feet. Premises are designated as Section 21, Block 186, Lot 143 on the Nassau County Land and Tax Map.

Application of Carolyn Quenon, 158 15<sup>th</sup> Avenue, Sea Cliff, New York to maintain a porch/deck extension, which requires variances of the following Village Code sections: (a) 138-404 to maintain a lot size of 4,850 square feet, where a minimum of 7,500 square feet is required; (b) 138-406 to maintain a front property line of 40 feet, where the minimum required front property line is 75 feet; and (c) 138-411 to maintain the proposed porch/deck 7.75 feet and 9.46 feet from the side property lines, where a minimum setback of 10 feet is required. Premises are designated as Section 21, Block F, Lot 1726 on the Nassau County Land and Tax Map.

Application of Adam and Michele Fedechko, 14 Harbor Way, Sea Cliff, New York to construct a front entrance addition, which requires variances of the following Village Code sections: (a) 138-604 to maintain a lot size of 7,500 square feet, where a minimum of 15,000 square feet is required; (b) 138-606 to maintain a front property line of 75 feet, where the minimum required front property line is 100 feet; and (c) 138-608 to provide a front yard setback of 12.25 feet, where the minimum required setback is 26 feet (inclusive of a permitted 4 foot encroachment into a 30 foot required setback). Premises are designated as Section 21, Block 68, Lot 8 on the Nassau County Land and Tax Map.

Application of Doug and Karin Barnaby, 404 Littleworth Lane, Sea Cliff, New York to subdivide a lot with an existing non-conforming use into three residential lots and a private roadway, which requires variances of the following Village Code sections: (a) 138-501 and 138-1103 to increase an existing non-conformity of a property and use, where no such increase is permitted; (b) 138-506 to permit a front property line of 92.18 feet on one lot and 25.02 feet on another lot, where the minimum required front property line is 100 feet; (c) 138-509 to permit a lot width of 92.18 feet, where a minimum required width of 100 feet is required; (d) 138-511 to permit a side yard setback of 11 feet, where a minimum of 15 feet is required; (e) 138-512 to permit a rear yard setback of 20 feet, where a minimum of 30 feet is required; (f) 138-1002 and 138-1001(A) in that the required number of off-street parking

spaces are not provided; and (g) 138-1007 in that (i) the proposed subdivision exacerbates an existing non-conforming condition by creating a property line with less than the required 4 foot setback, and (ii) the driveway depicted on parcel B exceeds the minimum permitted width of 25 feet. Premises are designated as Section 21, Block L1, Lot 306 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: January 2, 2013

BY ORDER OF THE BOARD OF APPEALS